



## ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2020 - GENERELL INFORMASJON

### Enheten

Organisasjonsnummer:	910 803 565
Organisasjonsform:	Aksjeselskap
Foretaksnavn:	Bernhd. Brekke A/S
Forretningsadresse:	Schultz gate 1 7013 TRONDHEIM

### Regnskapsår

Årsregnskapets periode:	01.01.2020 - 31.12.2020
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### Konsern

Mørselskap i konsern:	Ja
Konsernregnskap lagt ved:	Ja

### Regnskapsregler

Regler for små foretak benyttet:	Ja
Benyttet ved utarbeidelsen av årsregnskapet til selskapet:	Regnskapslovens alminnelige regler
Benyttet ved utarbeidelsen av årsregnskapet til konsernet:	IFRS

### Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet:	Trond Bernhard Brekke
Dato for fastsettelse av årsregnskapet:	30.09.2021

### Grunnlag for avgivelse

År 2020: Årsregnskapet er elektronisk innlevert  
År 2019: Tall er hentet fra elektronisk innlevert årsregnskap fra 2020

*Det er ikke krav til at årsregnskapet m.v. som sendes til Regnskapsregisteret er undertegnet. Kontrollen på at dette er utført ligger hos revisor/enhetens øverste organ. Sikkerheten ivaretas ved at innsender har rolle/rettighet for innsending av årsregnskapet via Altinn, og ved at det bekreftes at årsregnskapet er fastsatt av kompetent organ.*

Brønnøysundregistrene, 07.08.2022



### Resultatregnskap

Beløp i: NOK	Note	2020	2019
<b>RESULTATREGNSKAP</b>			
<b>Inntekter</b>			
Salgsinntekt	2	1 440 743	1 469 941
Annen driftsinntekt	2	7 125 702	0
<b>Sum inntekter</b>		<b>8 566 445</b>	<b>1 469 941</b>
<b>Kostnader</b>			
Lønnskostnad	3	861 562	377 829
Avskrivning på varige driftsmidler og immaterielle eiendeler	4	16 054	16 515
Annen driftskostnad	3	1 897 328	2 374 481
<b>Sum kostnader</b>		<b>2 774 944</b>	<b>2 768 825</b>
<b>Driftsresultat</b>		<b>5 791 501</b>	<b>-1 298 884</b>
<b>Finansinntekter og finanskostnader</b>			
Inntekt på investering i datterselskap og tilknyttet selskap		12 448 200	30 462 083
Renteinntekt fra foretak i samme konsern		362 384	404 621
Annen finansinntekt		6 067 733	4 259 584
Verdiøkning andre finansielle instrumenter vurdert til virkelig verdi	5		10 227 846
<b>Sum finansinntekter</b>		<b>18 878 317</b>	<b>45 354 134</b>
Verdireduksjon andre finansielle instrumenter vurdert til virkelig verdi	5	11 231 432	
Nedskrivning av finansielle eiendeler		0	-3 210 507
Rentekostnad til foretak i samme konsern		13 947	64 791
Annen finanskostnad		811 436	6 218 377
<b>Sum finanskostnader</b>		<b>12 056 815</b>	<b>3 072 661</b>
<b>Netto finans</b>		<b>6 821 502</b>	<b>42 281 473</b>
<b>Ordinært resultat før skattekostnad</b>		<b>12 613 003</b>	<b>40 982 589</b>
Skattekostnad på ordinært resultat	6	1 468 632	408 520
<b>Ordinært resultat etter skattekostnad</b>		<b>11 144 371</b>	<b>40 574 069</b>
<b>Årsresultat</b>		<b>11 144 371</b>	<b>40 574 069</b>



## Resultatregnskap

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2020</b>	<b>2019</b>
<b>Overføringer og disponeringer</b>			
Ordinært utbytte		25 000 000	5 000 000
Overføringer til/fra annen egenkapital	7	-13 855 628	35 573 963
<b>Sum overføringer og disponeringer</b>	7	<b>11 144 372</b>	<b>40 573 963</b>



### Balanse

Beløp i: NOK	Note	2020	2019
<b>BALANSE - EIENDELER</b>			
<b>Anleggsmidler</b>			
<b>Immaterielle eiendeler</b>			
Utsatt skattefordel	6	321 520	2 310 983
<b>Sum immaterielle eiendeler</b>		<b>321 520</b>	<b>2 310 983</b>
<b>Varige driftsmidler</b>			
Tomter, bygninger og annen fast eiendom	4	2 622 003	10 254 605
<b>Sum varige driftsmidler</b>		<b>2 622 003</b>	<b>10 254 605</b>
<b>Finansielle anleggsmidler</b>			
Investering i datterselskap	8	26 849 125	28 695 706
Investering i annet foretak i samme konsern	8	54 249 860	54 214 360
Lån til tilknyttet selskap og felles kontrollert virksomhet	9	20 233 313	19 270 667
Investeringer i aksjer og andeler		35 949 532	30 279 927
other assets		4 285 898	3 588 108
<b>Sum finansielle anleggsmidler</b>		<b>141 567 728</b>	<b>136 048 768</b>
<b>Sum anleggsmidler</b>		<b>144 511 251</b>	<b>148 614 356</b>
<b>Omløpsmidler</b>			
<b>Varer</b>			
<b>Fordringer</b>			
Kundefordringer		64 659	148 599
Andre fordringer	10	41 397 088	28 347 149
<b>Sum fordringer</b>		<b>41 461 747</b>	<b>28 495 748</b>
<b>Investeringer</b>			
Aksjer og andeler i foretak i samme konsern	5	41 695 998	52 050 589
Andre markedsbaserte finansielle instrumenter	5	2 062 677	2 979 563
<b>Sum investeringer</b>		<b>43 758 675</b>	<b>55 030 152</b>
<b>Bankinnskudd, kontanter og lignende</b>			
Bankinnskudd, kontanter og lignende	11	168 105	168 814
<b>Sum bankinnskudd, kontanter og lignende</b>		<b>168 105</b>	<b>168 814</b>



## Balanse

Beløp i: NOK	Note	2020	2019
Sum omløpsmidler		85 388 527	83 694 714
<b>SUM EIENDELER</b>		<b>229 899 778</b>	<b>232 309 070</b>
<b>BALANSE - EGENKAPITAL OG GJELD</b>			
<b>Egenkapital</b>			
<b>Innskutt egenkapital</b>			
Selskapskapital	12	10 000 000	10 000 000
<b>Sum innskutt egenkapital</b>		<b>10 000 000</b>	<b>10 000 000</b>
<b>Opptjent egenkapital</b>			
Annen egenkapital	7	158 298 709	172 154 337
<b>Sum opptjent egenkapital</b>		<b>158 298 709</b>	<b>172 154 337</b>
<b>Sum egenkapital</b>		<b>168 298 709</b>	<b>182 154 337</b>
<b>Gjeld</b>			
<b>Langsiktig gjeld</b>			
<b>Annen langsiktig gjeld</b>			
Øvrig langsiktig gjeld	13	12 259 818	20 091 939
<b>Sum annen langsiktig gjeld</b>		<b>12 259 818</b>	<b>20 091 939</b>
<b>Sum langsiktig gjeld</b>		<b>12 259 818</b>	<b>20 091 939</b>
<b>Kortsiktig gjeld</b>			
Gjeld til kredittinstitusjoner		20 841 329	21 206 063
Accounts payable		148 273	252 597
Other taxes and withholdings		44 804	31 821
Utbytte	7	25 000 000	5 000 000
Annen kortsiktig gjeld		3 306 844	3 572 314
<b>Sum kortsiktig gjeld</b>		<b>49 341 250</b>	<b>30 062 795</b>
<b>Sum gjeld</b>		<b>61 601 068</b>	<b>50 154 734</b>
<b>SUM EGENKAPITAL OG GJELD</b>		<b>229 899 777</b>	<b>232 309 071</b>



## Balanse

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2020</b>	<b>2019</b>
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### Konsernets resultatregnskap

Beløp i: NOK	Note	2020	2019
<b>RESULTATREGNSKAP</b>			
<b>Inntekter</b>			
Salgsinntekt	5	7 976 000	7 846 000
Annen driftsinntekt	5	1 139 000	195 000
<b>Sum inntekter</b>		<b>9 115 000</b>	<b>8 041 000</b>
<b>Kostnader</b>			
Cost of sales		283 000	329 000
Lønnskostnad	6	2 419 000	1 953 000
Avskrivning på varige driftsmidler og immaterielle eiendeler		-6 617 000	-4 968 000
Annen driftskostnad	7	3 207 000	3 302 000
<b>Sum kostnader</b>		<b>-708 000</b>	<b>616 000</b>
<b>Driftsresultat</b>		<b>9 823 000</b>	<b>7 425 000</b>
<b>Finansinntekter og finanskostnader</b>			
Inntekt på investering i datterselskap og tilknyttet selskap		31 908 000	45 901 000
Annen finansinntekt	8	63 915 000	60 118 000
<b>Sum finansinntekter</b>		<b>95 823 000</b>	<b>106 019 000</b>
Annen finanskostnad	8	2 791 000	4 570 000
<b>Sum finanskostnader</b>		<b>2 791 000</b>	<b>4 570 000</b>
<b>Netto finans</b>		<b>93 032 000</b>	<b>101 449 000</b>
<b>Ordinært resultat før skattekostnad</b>		<b>102 855 000</b>	<b>108 874 000</b>
Skattekostnad på ordinært resultat		11 294 000	1 638 000
<b>Ordinært resultat etter skattekostnad</b>		<b>91 561 000</b>	<b>107 236 000</b>
<b>Årsresultat</b>		<b>91 561 000</b>	<b>107 236 000</b>
Andre resultatkomponenter for IFRS-foretak		1 790 000	-794 000
Sum resultatkomponenter for IFRS-foretak		1 790 000	-794 000
<b>Totalresultat</b>		<b>93 351 000</b>	<b>106 442 000</b>



## Konsernets balanse

Beløp i: NOK	Note	2020	2019
<b>BALANSE - EIENDELER</b>			
<b>Anleggsmidler</b>			
<b>Immaterielle eiendeler</b>			
Utsatt skattefordel	9	1 788 000	3 772 000
<b>Sum immaterielle eiendeler</b>		<b>1 788 000</b>	<b>3 772 000</b>
<b>Varige driftsmidler</b>			
Tomter, bygninger og annen fast eiendom	11	187 782 000	192 339 000
Maskiner og anlegg	12		
<b>Sum varige driftsmidler</b>		<b>187 782 000</b>	<b>192 339 000</b>
<b>Finansielle anleggsmidler</b>			
Investeringer i tilknyttet selskap		432 227 000	407 253 000
Investeringer i aksjer og andeler	16	208 534 000	137 547 000
Obligasjoner	13	32 451 000	29 106 000
<b>Sum finansielle anleggsmidler</b>		<b>673 212 000</b>	<b>573 906 000</b>
<b>Sum anleggsmidler</b>		<b>862 782 000</b>	<b>770 017 000</b>
<b>Omløpsmidler</b>			
<b>Varer</b>			
<b>Fordringer</b>			
Kundefordringer	13	1 139 000	2 149 000
Andre fordringer	13	842 000	639 000
<b>Sum fordringer</b>		<b>1 981 000</b>	<b>2 788 000</b>
<b>Investeringer</b>			
Aksjer og andeler i foretak i samme konsern		50 380 000	56 684 000
Andre finansielle instrumenter		10 333 000	9 049 000
<b>Sum investeringer</b>		<b>60 713 000</b>	<b>65 733 000</b>
<b>Bankinnskudd, kontanter og lignende</b>			
Bankinnskudd, kontanter og lignende		3 712 000	3 059 000
<b>Sum bankinnskudd, kontanter og lignende</b>		<b>3 712 000</b>	<b>3 059 000</b>



### Konsernets balanse

Beløp i: NOK	Note	2020	2019
Sum omløpsmidler		66 406 000	71 580 000
<b>SUM EIENDELER</b>		<b>929 188 000</b>	<b>841 597 000</b>
<b>BALANSE - EGENKAPITAL OG GJELD</b>			
<b>Egenkapital</b>			
<b>Innskutt egenkapital</b>			
Selskapskapital	15	10 000 000	10 000 000
<b>Sum innskutt egenkapital</b>		<b>10 000 000</b>	<b>10 000 000</b>
<b>Opptjent egenkapital</b>			
Retained earnings		722 634 000	639 420 000
Non-controlling interest		18 211 000	13 555 000
<b>Sum opptjent egenkapital</b>		<b>740 845 000</b>	<b>652 975 000</b>
<b>Sum egenkapital</b>		<b>750 845 000</b>	<b>662 975 000</b>
<b>Gjeld</b>			
<b>Langsiktig gjeld</b>			
Pensjonsforpliktelser			772 000
Utsatt skatt	9	130 021 000	120 661 000
Borrowings	17, 18	3 686 000	4 076 000
Other non-current liabilities		19 142 000	26 975 000
<b>Sum avsetninger for forpliktelser</b>		<b>152 849 000</b>	<b>152 484 000</b>
<b>Annen langsiktig gjeld</b>			
<b>Sum langsiktig gjeld</b>		<b>152 849 000</b>	<b>152 484 000</b>
<b>Kortsiktig gjeld</b>			
Borrowings	17, 18	22 642 000	23 257 000
Trade payables	20	309 000	1 852 000
Annen kortsiktig gjeld	20	2 543 000	1 029 000
<b>Sum kortsiktig gjeld</b>		<b>25 494 000</b>	<b>26 138 000</b>
<b>Sum gjeld</b>		<b>178 343 000</b>	<b>178 622 000</b>



## Konsernets balanse

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2020</b>	<b>2019</b>
<b>SUM EGENKAPITAL OG GJELD</b>		<b>929 188 000</b>	<b>841 597 000</b>



## Bernhd. Brekke AS

### Consolidated statement of profit or loss and other comprehensive income for the year ended 31 December

(Amounts in NOK'000)

	Note	Year ended 31 December 2020	Year ended 31 December 2019
Revenue	5	7 976	7 846
Other operating income	5	1 139	195
<b>Operating revenue</b>		<b>9 115</b>	<b>8 041</b>
Cost of sales		283	329
Salaries and personnel cost	6	2 419	1 953
Change in fair value of investment property		-6 617	-4 968
Depreciation and amortisation		-	-
Other operating expenses	7	3 207	3 302
<b>Operating expenses</b>		<b>-707</b>	<b>616</b>
<b>Operating profit (loss)</b>		<b>9 822</b>	<b>7 425</b>
Income from investments in associates		31 908	45 901
Finance income	8	63 915	60 118
Finance expense	8	2 791	4 570
<b>Profit (loss) before tax</b>		<b>102 854</b>	<b>108 873</b>
Income tax expense	9	11 294	1 638
<b>Profit (loss) for the year</b>		<b>91 560</b>	<b>107 236</b>
<b>Other comprehensive income for the year</b>			
<b>Items that will not be reclassified subsequently through profit or loss:</b>			
Remeasurement of net defined benefit pension liability, net of tax			
<b>Items that may be reclassified subsequently through profit or loss:</b>			
Foreign currency translation		1 790	-794
<b>Other comprehensive income for the year, net of tax</b>		<b>1 790</b>	<b>-794</b>
<b>Total comprehensive income for the year</b>		<b>93 350</b>	<b>106 442</b>



### Bernhd. Brekke AS Consolidated statement of financial position as at 31 December

(Amounts in NOK'000)

	Note	31 December 2020	31 December 2019	1 January 2019
<b>ASSETS</b>				
<b>Non-current assets</b>				
Deferred tax assets	9	1 788	3 772	4 899
Investment property	11	187 782	192 339	187 554
Property, plant and equipment	12	-	-	19
Investment in associates		432 227	407 253	367 919
Investment in shares	16	208 534	137 547	95 390
Non-current financial assets	13	32 451	29 106	23 303
<i>Total non-current assets</i>		<u>862 782</u>	<u>770 017</u>	<u>679 084</u>
<b>Current assets</b>				
Trade receivables	13	1 139	2 149	858
Other current receivables	13	842	639	19 408
Investment in shares	16	50 380	56 684	45 433
Other financial assets	16	10 333	9 049	18 174
Cash and cash equivalents	14	3 712	3 059	3 718
<i>Total current assets</i>		<u>66 406</u>	<u>71 580</u>	<u>87 591</u>
<b>Total assets</b>		<u><b>929 188</b></u>	<u><b>841 597</b></u>	<u><b>766 675</b></u>



## Bernhd. Brekke AS Consolidated statement of financial position as at 31 December

(Amounts in NOK'000)

	Note	31 December 2020	31 December 2019	1 January 2019
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
Share capital	15	10 000	10 000	5 000
Capital increase not registered		-	-	5 000
Retained earnings		722 634	639 420	535 867
Non-controlling interest		18 211	13 555	14 202
<b>Total equity</b>		<b>750 845</b>	<b>662 975</b>	<b>560 069</b>
<b>Liabilities</b>				
<b>Non-current liabilities</b>				
Deffered tax liability	9	130 021	120 661	118 617
Borrowings	17,18	3 686	4 076	25 357
Pension obligations			772	1 022
Other non-current liabilities		19 142	26 975	47 977
<i>Total non-current liabilities</i>		<i>152 849</i>	<i>152 484</i>	<i>192 973</i>
<b>Current liabilities</b>				
Borrowings	17	22 642	23 257	11 561
Trade payables	20	309	1 852	1 442
Other current liabilities	20	2 543	1 029	630
<i>Total current liabilities</i>		<i>25 494</i>	<i>26 138</i>	<i>13 633</i>
Total liabilities		178 343	178 622	206 606
<b>Total equity and liabilities</b>		<b>929 188</b>	<b>841 597</b>	<b>766 675</b>

Board of directors, 31.08.2021

*Svein Sivertsen*  
Chairman of the board

*Trond B Brekke*  
Board member/managing director

*Rune andre Juliussen*  
Board member

*Kjell Eriksen*  
Board member

*Bernhard Mathias Brekke*  
Board member



## Bernhd. Brekke AS Consolidated statement of changes in equity For the year ended 31 December

(Amounts in NOK'1000)

	Share capital	Capital increase not registered	Foreign currency translation reserve	Retained earnings	Total equity attributable to the shareholders of the Company	Non-controlling interest	Total equity
<b>Balance at 1 January 2019</b>	5 000	5 000	573	535 294	545 867	14 202	<b>560 069</b>
Profit (loss) for the year				107 236	105 755	1 481	<b>107 236</b>
Other comprehensive income for the year, net of income tax			-794		-730	-64	<b>-794</b>
Total comprehensive income for the year	-	-	<b>-794</b>	<b>107 236</b>	<b>105 025</b>	<b>1 417</b>	<b>106 442</b>
Share capital increase not registered	9 900	-9 900			-		-
Share capital decrease not registered	-4 900	4 900			-		-
Dividend paid to shareholders				-478	-478	-2 058	<b>-2 536</b>
Other changes				-1 000	-1 000		<b>-1 000</b>
<b>Balance at 31 December 2019</b>	<b>10 000</b>	<b>-</b>	<b>-221</b>	<b>641 052</b>	<b>649 414</b>	<b>13 561</b>	<b>662 975</b>
<b>Balance at 1 January 2020</b>	10 000	-	-221	641 052	649 414	13 561	<b>662 975</b>
Profit (loss) for the year				91 560	86 568	4 992	<b>91 560</b>
Other comprehensive income for the year, net of income tax			1 790		1 641	149	<b>1 790</b>
Total comprehensive income for the year	-	-	<b>1 790</b>	<b>91 560</b>	<b>88 209</b>	<b>5 141</b>	<b>93 350</b>
Dividend paid to shareholders				-5 485	-4 999	-486	<b>-5 485</b>
<b>Balance at 31 December 2020</b>	<b>10 000</b>	<b>-</b>	<b>1 569</b>	<b>727 127</b>	<b>732 624</b>	<b>18 216</b>	<b>750 844</b>

Refer to note 15 for information related to share capital.



## Bernhd. Brekke AS Consolidated statement of cash flows for the year ended 31 December

(Amounts in NOK'000)

	Note	Year Ended 31 December 2020	Year Ended 31 December 2019
<b>Cash flows from operating activities</b>			
Profit/(loss) before tax		102 854	108 873
Income from investments		(10 759)	(27 731)
Fair value adjustments investment property		(6 617)	(4 968)
Fair value adjustments financial instruments		(53 156)	(32 387)
Income from investments in associates		(31 908)	(45 901)
Net interest expense		(1 489)	(1 691)
Depreciation and amortisation			-
Pension cost		(772)	(250)
Interest paid		(1 143)	(1 131)
Interest received		2 632	2 822
Change in financial current assets		5 020	(2 126)
Change in trade receivables		1 010	(1 291)
Change in trade payables		(1 543)	410
Change in other receivables and payables		(10 486)	16 456
<b>Net cash flow from operating activities</b>		<b>-6 357</b>	<b>11 086</b>
<b>Cash flow from investing activities</b>			
Receipts from sale of property, plant and equipment		14 750	-
Payments for property, plant and equipment		-2 768	-183
Inflows due to sales of financial non-currents assets		29 312	8 284
Outflows due to purchase of financial non-currents assets		-41 196	-25 578
Inflows due to investments in financial non-current assets		13 797	26 607
<b>Net cash flow from investing activities</b>		<b>13 896</b>	<b>9 130</b>
<b>Cash flow from financing activities</b>			
Receipts from borrowings		-3 345	-5 803
Repayment of borrowings		-390	-21 281
Change in bank overdraft and short-term borrowings		-615	11 696
Dividends paid		-2 536	-5 485
<b>Net cash flow from financing activities</b>		<b>-6 886</b>	<b>-20 873</b>
Net change in cash and cash equivalents		653	-657
Net foreign currency translation difference			
Cash and cash equivalents as at 1 January		3 059	3 718
<b>Bank deposits, cash and equivalents as at 31 December</b>		<b>3 712</b>	<b>3 059</b>



## Bernhd. Brekke AS

### Notes to the financial statements for the period ended 31 December 2020

<b>Note #</b>	<b>Title</b>
1	General information
2	Summary of significant accounting policies
3	Adoption of new and revised IFRSs and Interpretations
4	Critical accounting judgments and key sources of estimation uncertainty
5	Revenue
6	Payroll and related expenses
7	Other operating expenses
8	Finance income and finance expense
9	Income tax
10	Transactions with related parties
11	Investment property
12	Fixed assets
13	Trade and other receivables
14	Cash and cash equivalents
15	Share capital and shareholder information
16	Classes and categories of financial assets and liabilities
17	Interest bearing liabilities
18	Maturity analysis financial liabilities
19	Financial instruments risk management objectives and policies
20	Trade payables and other liabilities
21	Collateral and guarantees
22	Contingencies and legal clauses
23	Events after the reporting date
24	Transition to IFRS/first time adoption of IFRS



## Note 1 – General information

Bernhd. Brekke AS ("the Company") is a limited liability company founded in 1940, which controls 100% of the shares in Øysand Øst and 91,9% of the shares in Brekke Industrier and its subsidiaries Silverhill OY, ÖU Trigonest, Meerhof 82 Invest ÖU and ÖU Muuga Park (together "the Group"). Bernhd Brekke AS is incorporated and domiciled in Norway, and the address of the registered office is Schultz Gate 1, 7013 Trondheim, Norway. These consolidated financial statements were approved for issue by the Board of Directors on 31.08.2021

The Group mainly invest in shares and investment property.

The Group's subsidiaries as at 31 December 2020 are listed below:

<b>Company name</b>	<b>Date of acquisition</b>	<b>Location</b>	<b>Ownership and voting share interest</b>
Øysand Øst AS	2010	Trondheim, Norway	100%
Brekke Industrier AS	1993	Trondheim, Norway	91,9%
Silverhill Oy	2007	Rauma, Finland	91,9%
ÖU Trigonest	2008	Tallinn, Estonia	91,9 %
Meerhof 82 Invest ÖU	2013	Tallinn, Estonia	91,9 %
ÖU Muuga Park	2015	Tallinn, Estonia	91,9 %

## Note 2 – Summary of significant accounting policies

### 2.1 Basis for preparation

The consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB) and adopted by the European Union. The consolidated financial statements have been prepared on the historical cost basis, except for investment property measured at fair value. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for leasing transactions that are within the scope of IFRS 16, and measurements that have some similarities to fair value but are not fair value, such as value in use in IAS 36.

The preparation of financial statements in accordance with IFRSs requires the use of certain critical accounting estimates. It also requires management to exercise its judgments in applying the Group's accounting policies. Areas involving a high degree of judgment or complexity, and areas in which assumptions and estimates are significant to the consolidated financial statements are disclosed in note 4.

The consolidated financial statements have been prepared on a going concern basis. The COVID-19 pandemic continues to cause increased risk, but has thus far not had any significant negative impact on the business.

The presentation currency for the consolidated financial statements is NOK, which is also the functional currency of the Company.



## 2.2 Principles of consolidation

The consolidated financial statements incorporate the financial statements of the Company and its subsidiaries, which are entities controlled by the Company. Control is achieved when the Group has power over the investee, is exposed, or has rights to, variable returns from its involvement with the investee, and has the ability to use its power to affect its returns. The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control noted above. The financial statements of the subsidiaries are prepared for the same reporting periods as the parent company and consistent accounting policies are applied. The results of subsidiaries acquired or disposed of during the year are included in the income statement from the date when control is obtained and until control ceases, respectively. Intercompany transactions, balances, revenues, expenses and unrealised Group internal gains or losses are eliminated on consolidation.

When the group ceases to consolidate an investee because of a loss of control, any retained interest in the entity is remeasured to its fair value with the change in the carrying amount recognised in profit or loss. The fair value of the retained interest becomes the initial carrying amount for the purposes of subsequent accounting for the investment.

## 2.3 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation (including property under construction for such purposes), is measured initially at cost, including transaction costs. Subsequent to initial recognition, investment property is measured at fair value. Gains or losses arising from changes in the fair value of investment property are included in profit or loss in the period in which they arise. An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

## 2.4 Revenue recognition

Revenue is recognised when goods and services are rendered and measured based on the consideration to which the Group expects to be entitled in a contract with a customer net of discounts and sales related taxes. The Group recognises revenue when it transfers control of a product or service to a customer. The group mainly render rental income from investment property in Norway, Estonia and Finland.

### *Contract liabilities*

When a customer pays consideration in advance, or an amount of consideration is due contractually before transferring of the services, the amount received in advance is presented as a liability. Contract liabilities represent prepayment from clients for partially satisfied performance obligation in relation to subscription and maintenance services.

## 2.6 Foreign currency translation

In preparing the financial statements of the Group entities, transactions in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchange prevailing on the dates of the transactions. At each reporting date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences are recognised in profit or loss in the period in which they arise.

For the purpose of presenting consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated at exchange rates prevailing on the reporting date. Income and expense items are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during that period, in which case the exchange rates at the date of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in a foreign exchange translation reserve (attributed to non-controlling interests as appropriate).



## 2.7 Employee benefits

The Group operates defined contribution plans for the majority of the group companies. A defined contribution plan is a pension plan under which the Group pays fixed contributions to a separate entity (insurance company). The Group has no legal or constructive obligations to pay further contributions to the pension plan for benefits relating to employee service in the current and prior periods. Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

## 2.8 Taxation

The income tax expense represents the sum of the tax currently payable and deferred tax.

### *Current tax*

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in profit or loss because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

A provision is recognised for those matters for which the tax determination is uncertain but it is considered probable that there will be a future outflow of funds to a tax authority. The provisions are measured at the best estimate of the amount expected to become payable.

### *Deferred tax*

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, a deferred tax liability is not recognised if the temporary difference arises from the initial recognition of goodwill.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised based on tax laws and rates that have been enacted or substantively enacted at the reporting date.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred tax liabilities and deferred tax assets for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale. The directors



reviewed the Group's investment property portfolios and concluded that none of the Group's investment properties are held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time, rather than through sale. Therefore, the directors have determined that the 'sale' presumption set out in the amendments to IAS 12 is not rebutted. As a result, the Group has recognised deferred taxes on changes in fair value of the investment properties as the Group is subject to income taxes on the fair value changes of the investment properties on disposal.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

#### *Current tax and deferred tax for the year*

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

#### **2.9 Investment property**

Investment property, which is property held to earn rentals and/or for capital appreciation (including property under construction for such purposes), is measured initially at cost, including transaction costs. Subsequent to initial recognition, investment property is measured at fair value. Gains or losses arising from changes in the fair value of investment property are included in profit or loss in the period in which they arise.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised

#### **2.10 Property, Plant and Equipment**

Property, plant and equipment are initially recognised at cost, which includes the purchase price (including duties and non-refundable purchase taxes) and any directly attributable costs of bringing the asset to the location and condition necessary for it to be able to operate in the intended manner. Property, plant and equipment are subsequently recognised at cost less accumulated depreciation and accumulated impairment losses, if any. Depreciation is recognised so as to reduce the cost of assets less their residual values over their useful lives, using the straight-line method. Depreciation commences when the assets are ready for their intended use.

Estimated useful life, depreciation method and residual values are reviewed at least annually. The straight-line depreciation method is used as this best reflects the consumption of the assets, which often is the passage of time. Residual value is estimated to be zero for all assets.

Repair and maintenance are expensed as incurred. If new parts are capitalised, replaced parts are derecognised and any remaining net carrying amount is recognised in operating profit (loss) as loss on disposal.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. The gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is presented as other income or other expenses in the income statement.

#### **2.11 Impairment of non-financial assets**

At the end of each reporting period, the Group reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated to determine the extent of the impairment loss (if any).



Where the asset does not generate cash flows that are independent from other assets, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

The recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted. If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

If the recoverable amount of the cash-generating unit is less than the carrying amount of the unit, the impairment loss is allocated to the assets of the unit pro-rata on the basis of the carrying amount of each asset in the unit.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

## 2.12 Financial Instruments

Financial assets and financial liabilities are initially measured at fair value except for trade receivables that do not have a significant financing component, and which are measured at their transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.

The categorisation of financial instruments (financial assets and liabilities) for measurement purposes is based on the nature and purpose of the financial instrument and is determined on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

### *Financial assets*

All recognised financial assets are measured subsequently in their entirety at either amortised cost or fair value, depending on the classification of the financial asset. Financial assets that meet the following conditions are measured subsequently at amortised cost:

- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Trade receivables and other current receivables are measured at amortised cost.

Financial assets held by the Group that do not meet the criteria for being measured at amortised cost are measured at fair value through profit or loss (FVTPL). This includes investments in equity instruments.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any fair value gains or losses recognised in profit or loss. The Group does not apply hedging to its investments. The net gain or loss recognised in profit or loss includes any dividend or interest earned on the financial asset and is included in the Finance income or Finance expense line item.



### *Impairment of financial assets*

The Group always recognises lifetime expected credit losses (ECL) for trade receivables. The expected credit losses on these financial assets are estimated based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within 12 months after the reporting date.

### *Derecognition of financial assets*

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

### *Financial liabilities and equity*

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definition of a financial liability and an equity instrument.

### *Equity instruments*

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities.

### *Financial liabilities*

The Group does not have financial liabilities held-for-trading or liabilities designated as at fair value through profit or loss.

Trade and other payables include trade payables and other current and non-current financial liabilities. Borrowings (long term and short term) include loans from financial institutions and bank overdrafts. These liabilities are initially recognised in the statement of financial position at fair value (net of any transaction costs), and subsequently measured at amortised cost using the effective interest rate method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the amortised cost of a financial liability.

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. Any difference between the carrying amount of the financial liability derecognised, and the consideration paid and payable is recognised in profit or loss.

## **2.13 Cash and cash equivalents**

Cash and cash equivalents include cash and bank deposits.

## **2.14 Cash Flow statement**

The Group presents the statement of cash flows using the indirect method. Cash inflows and outflows are shown separately for investing and financing activities, while operating activities include both cash and non-cash line items. Value Added Tax and other similar taxes are regarded as collection of tax on behalf of authorities.



## Note 3 – Adoption of new and revised International Financial Reporting Standards and Interpretations

### 3.1 Standards and Interpretations affecting amounts reported in the current period

These consolidated financial statements are the first consolidated financial statements issued by the Group. All relevant new and revised IFRSs and IFRIC interpretations that are mandatory for periods commencing 1 January 2020 and earlier have been adopted for all periods presented in these consolidated financial statements.

### 3.2 Standards and Interpretations in issue but not yet adopted

At the date of authorisation of these financial statements, a number of Standards and Interpretations had been issued by the IASB but were not effective for the financial year ended 31 December 2020.

Management anticipates that these Standards and Interpretations will be adopted in the Group's financial statements for the period beginning 1 January 2021 or later. Management considers, however, that the impact of the adoption of these new and revised/amended Standards and Interpretations on the Group will not be significant.

## Note 4 - Critical accounting judgments and key sources of estimation uncertainty

In applying the Group's accounting policies, which are described in note 2, management is required to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant including expectations of future events that are deemed to be reasonable under the current circumstances. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods. Estimates, assumptions and management judgments that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are outlined below.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

### Investment property

Investment property is acquired with the aim of achieving a long-term return from rental income and increase in value. Investment property is recognised at fair value, based on market values identified by independent valuers. Gains or losses as a result of changes in the market value of freehold investment property is recognised in profit or loss as they arise and are presented on a separate line "Change in fair value of investment property". Investment property is measured initially at cost, including transaction costs. Subsequent expenditure is added to the freehold investment property's carrying amount, if it is probable that future financial benefits associated with the expenditure will flow to the Group and the expense can be measured reliably. Other maintenance costs are recorded through the income statement in the period in which they are incurred. Investment property is valued at each reporting date. The values are estimated by independent appraisers. The valuation is based on the individual property's assumed future cash flows, and property values are arrived at by discounting cash flows with an individual risk-adjusted required rate of return. The required rate of return for each property is defined as being a long-term risk-free interest rate and a property-specific risk adjustment. The latter is based on the location, standard, and occupancy rate. Known market transactions with similar properties in the same geographical area are also taken into consideration. Refer to note 12 for further information.

### Determination of fair value of financial assets

Some of the Group's assets are measured at fair value for financial reporting purposes. Management has determined the appropriate valuation techniques and inputs for fair value measurements. In estimating the fair value of an asset or a liability, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available,



the Group engages third party qualified valuers to perform the valuation. Management works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model. The valuations of private equity investments and non-derivative financial assets held for trading are particularly sensitive to changes in one or more unobservable inputs which are considered reasonably possible within the next financial year. Further information on the carrying amounts of these assets and the sensitivity of those amounts to changes in unobservable inputs are provided in note 18.



## Note 5 - Revenue

The Group derives its revenue from contracts with customers for the transfer of goods and services as described in the table provided in note 2 to the financial statements.

	<u>Year ended 31 December 2020</u>	<u>Year ended 31 December 2019</u>
<b>Revenue per business line</b>		
Rental income	7 976	7 846
Other operating income	1 139	195
<b>Total</b>	<b>9 115</b>	<b>8 041</b>

	<u>Year ended 31 December 2020</u>	<u>Year ended 31 December 2019</u>
<b>Revenue by geographical distribution based on location of operations</b>		
Norway	92	95
Finland	348	0
Estonia	3 448	3 650
<b>Total</b>	<b>3 889</b>	<b>3 745</b>

## Note 6 - Payroll and related expenses

	<u>Year Ended 31 December 2020</u>	<u>Year Ended 31 December 2019</u>
<b>Salaries and personnel costs</b>		
Salaries	2 613	1 700
Social security tax	232	150
Pension costs	(444)	89
Other employee benefits	18	13
<b>Total</b>	<b>2 419</b>	<b>1 953</b>

Average number of FTE 5 5

The pension plans in the Group comply with the pension legislation enacted in the respective countries. The pension plans require that the Group pays premiums to public or private administrative pension plans on a mandatory, contractual or voluntary basis. There are no further obligations once the annual premiums are paid. The premiums are accounted for as personnel expenses as soon as they are incurred. Pre-paid premiums are accounted for as an asset to the extent that future benefits can be determined as plausible.

The pension income is related to the reversal of the pension liability to the former director.

## Remuneration to key group employees during the year ended 31 December 2020

Key group employees are defined as employees who are part of Group management.

	<u>Salary</u>	<u>Pension contribution</u>	<u>Other benefits</u>
<b>CEO</b>			
Trond Bernhard Brekke	-	-	10 199
<b>Total</b>	-	-	10 199

## Remuneration to board of directors during the year ended 31 December 2020

The board directors received the following remuneration for their services in 2020:

Salary	220 000
Pension contribution	0
Other benefits	0
<b>Total</b>	<b>220 000</b>



## Note 7 - Other operating expenses

### Auditor's fees

Fees (excl. VAT) paid to the Group's external auditor is as follows:

	<u>Year ended 31 December 2020</u>	<u>Year ended 31 December 2019</u>
Statutory audit services	150	121
Other services	94	49
<b>Total fee to auditor</b>	<u>245</u>	<u>170</u>

## Note 8 - Finance income and finance expense

The Group's finance income and finance expense mainly relates to gains and losses from holding shares

	<u>Year Ended 31 December 2020</u>	<u>Year Ended 31 December 2019</u>
<b>Finance income</b>		
Interest income	2 632	2 822
Gains on financial assets at fair value through profit or loss	60 387	62 798
Currency gains	38	45
Other financial income	15 780	9 612
<b>Total</b>	<u>78 837</u>	<u>75 277</u>
<b>Finance expense</b>		
Interest expenses	1 143	1 131
loss		
Currency losses	157	32
Other financial expenses	1 491	3 407
<b>Total</b>	<u>2 791</u>	<u>4 570</u>



## Note 9 - Income tax

### Specification of income tax expense

The tax benefit/(expense) is calculated based on profit (loss) before tax and consists of current tax and deferred tax.

	Year ended 31 December 2020	Year ended 31 December 2019
Current tax expense		
Deferred tax expense	11 294	1 638
<b>Income tax expense</b>	<b>11 294</b>	<b>1 638</b>

	31 December 2020	31 December 2019	1 January 2019
<b>Income tax payable (statement of financial position)</b>			
Income tax payable (statement of financial position)	-	-	-

### Effective Tax Rate

The difference between income tax calculated at the applicable income tax rate and the income tax expense attributable to loss before income tax was as follows:

	Year ended 31 December 2020	Year ended 31 December 2019
Profit/(loss) before income tax	102 854	108 873
Statutory income tax rate (Norway)	22 %	22 %
Expected income tax expense/(benefit)	22 628	23 952
Tax effect non deductible expenses	88	54
Deduction dividend	-6 369	-9 199
Gain/loss and income/expense from shares	-6 883	-16 505
Other items	-1 452	
<b>Income tax expense for the year</b>	<b>8 011</b>	<b>-1 698</b>
Effective tax rate	8 %	-2 %

Deferred tax assets are not recognised for unused tax losses carried forward when the Group cannot demonstrate that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised.

### Tax losses carried forward

Tax losses carried forward in countries where amounts are significant expire as follows:

	31 December 2020	Expiry
Norway	115 477	
Finland	4 910	
Estonia	9 634	

### Specification of the tax effect of temporary differences and losses carried forward

The tax effects of temporary differences and tax losses carried forward at 31 December are as follows:

	31 December 2020	31 December 2019	1 January 2019
Property, plant and equipment	541	644	700
Investment property	-130 021	-120 661	-118 617
Gains/losses	-10	-132	-161
Receivables	-49	-	-68
Pension obligation		170	225
Tax losses carried forward	1 306	3 090	4 200
<b>Net deferred tax liability</b>	<b>-128 233</b>	<b>-116 890</b>	<b>-113 721</b>

Deferred tax assets	1 788	3 772	4 896
Deferred tax liabilities	-130 021	-120 661	-118 617

Deferred tax liabilities is connected to the value of the investment property in Norway, Finland and Estonia



## Note 10 - Related parties

Balances and transactions between the Company and its subsidiaries, which are related parties of the Company, have been eliminated on consolidation and are not disclosed in this note. Details of transactions between the Group and other related parties are disclosed below.

During the year, the Group did not entered into the trading transactions with related parties.

At 31 December, the Company had the following outstanding balances with related parties:

Loans to related parties	Loans to related parties		
	31 December 2020	31 December 2019	1 January 2019
Garda AS	97	97	97
Gulosen Eiendom AS	3 887	3 804	4 994
Huitfeldgården DA	13 721	13 429	9 584
RG Hotellinvest AS	2 129	1 941	1 516
Trondheim Næringsinvest AS	400		
Rypheim Holding AS	2 700	2 500	

Borrowings from related parties	Borrowings from related parties		
	31 December 2020	31 December 2019	1 January 2019
Trond Bernhard Brekke	11 985	19 332	47 978



## Note 11 Investment property

(Amounts in NOK 1000)

Investment property is measured at fair value. Gains and losses arising from a change in the fair value of investment property are included in profit or loss in the period in which they arise. The company's valuation process is based on valuations performed by an independent external party, supplemented by internal analysis and assessments.

Properties are valued by discounting future cash flows. Both contractual and expected future cash flows are included in the calculations. Fair value assessments depend largely on assumptions related to market rent, discount rates and inflation. Market rent is based on individual assessments for each property.

### Carrying value of investment property

Changes in the carrying amount of investment property are specified in the table below.

	For the year ended 31 December 2020	For the year ended 31 December 2019
Balance at beginning of the period	192 339	187 554
Additions	2 776	-183
Disposals	-13 950	
Gain/loss on property revaluation	6 617	4 968
<b>Balance at end of the period</b>	<b>187 781</b>	<b>192 339</b>

Rental income amounting to NOK 7 976 for the year ended 31 December 2020 (2019: NOK 7 846) are recognised in Revenue (note Property-related expenses relating to investment properties are recognised in profit or loss.

At the end of 2020, 100 per cent of total available property space (lettable area) in Muuga Park is vacant. Remaining property is

The group had no significant contractual obligations for construction contracts related to investment properties at 31 December 2020 or 31 December 2019.

### Fair value assessment

Changes in fair value of investment property are specified in the table below

	Determination of fair value using			Total estimated fair value
	Observable market value for corresponding assets and liabilities (level 1)	Other significant observable input (level 2)	Other significant unobservable input (level 3)	
Sverres Gate 11, 7012 Trondheim, Norway			9 500	9 500
Schultzgate 1, 7013 Trondheim, Norway			21 400	21 400
Øybergveien 133, 7224 Melhus, Norway			48 200	48 200
Lao Str 17/3, Maardu, Harju County, Estonia			26 176	26 176
Peterburi Road 48A, 48E, 48C, Kantsi Str 12, Tallinn Estonia			28 060	28 060
Ratavahe 5, 26100 Rauma, Finland			34 552	34 552
Pirita tee 26-82, 10127 Tallinn, Estonia			19 894	19 894
<b>Total investment property as at 31 December 2020</b>	<b>-</b>	<b>-</b>	<b>108 682</b>	<b>187 782</b>
Kronprins Olavs Alle 17, 7030 Trondheim, Norway			13 950	13 950
Sverres Gate 11, 7012 Trondheim, Norway			9 066	9 066
Schultzgate 1, 7013 Trondheim, Norway			18 800	18 800
Øybergveien 133, 7224 Melhus, Norway			45 000	45 000
Lao Str 17/3, Maardu, Harju County, Estonia			24 660	24 660
Peterburi Road 48A, 48E, 48C, Kantsi Str 12, Tallinn Estonia			30 775	30 775
Ratavahe 5, 26100 Rauma, Finland			32 551	32 551
Pirita tee 26-82, 10127 Tallinn, Estonia	-	-	17 538	17 538
<b>Total investment property as at 31 December 2019</b>	<b>-</b>	<b>-</b>	<b>105 523</b>	<b>192 339</b>

Level 1: Investment property valued based on quoted prices in active markets for identical assets.

Level 2: Investment property valued based on observable market information not covered by level 1.

Level 3: Investment property valued based on information that is not observable under level 2.



The fair value of the Group's investment property at 31 December 2020 has been arrived at on the basis of a valuation carried out at that date by Colliers, independent valuers not connected with the Group. The valuation conforms to International Valuation Standards. The fair value was determined based on the market comparable approach that reflects recent transaction prices for similar properties. The fair value of each investment property is determined in accordance with the appropriate methodology as applied in the local market and the national valuation standards which is based on international valuation standards.

In estimating the fair value of the properties, the highest and best use of the properties is their current use. The fair value is estimated using the income approach, which is applied through the discounted cash flow method. Sales comparison method is used as a back up method.



## Note 12 - Property, plant and equipment

<b>31 December 2020</b>	<b>Land and buildings</b>	<b>Fixtures, tools etc.</b>	<b>Total</b>
Cost at 1 January 2020	87 368		87 368
Additions in the year	2 450	318	2 768
Disposals in the year	-7 616		-7 616
<b>Cost at 31 December 2020</b>	<b>82 202</b>	<b>318</b>	<b>82 520</b>
Accumulated depreciation at 1 January 2020	41 941		41 941
Depreciation in the year	1 357	59	1 416
Disposals			0
Accumulated depreciation at 31 December 2020	43 298	59	43 357
<b>Net carrying amount at 31 December 2020</b>	<b>38 904</b>	<b>259</b>	<b>39 163</b>

<b>31 December 2019</b>	<b>Land and buildings</b>	<b>Fixtures and office machinery</b>	<b>Total</b>
Cost at 1 January 2019	87 368	385	87 753
Additions in the year			0
Disposals in the year			0
<b>Cost at 31 December 2019</b>	<b>87 368</b>	<b>385</b>	<b>87 753</b>
Accumulated depreciation at 1 January 2019	40 744	309	41 053
Depreciation in the year	1 197	76	1 273
Disposals			0
Accumulated depreciation at 31 December 2019	41 941	385	42 326
<b>Net carrying amount at 31 December 2019</b>	<b>45 427</b>	<b>0</b>	<b>45 427</b>

### Estimated useful life and depreciation plan is as follows:

Useful life (years)	20-50	3-7
Depreciation plan	Straight-line	Straight-line

The group does not have any right of use assets.

Land, property, plant and equipment is pledged as security for liabilities, refer to note 23 - Collateral and guarantees



## Note 13 - Trade and other receivables

(Amounts in NOK'000)

	31 December 2020	31 December 2019	1 January 2019
Trade receivables	1 139	2 149	858
Allowances for impairment (analysed below)	0	0	0
<b>Total trade receivables</b>	<b>1 139</b>	<b>2 149</b>	<b>858</b>
Other receivables	842	639	19 408
<b>Total trade and other receivables</b>	<b>1 981</b>	<b>2 788</b>	<b>20 266</b>

Ageing of trade receivables	31 December 2020	31 December 2019	1 January 2019
Not past due date	950	2 149	858
0-30 days	190		
31-60 days			
61-90 days			
Over 90 days			
<b>Total</b>	<b>1 139</b>	<b>2 149</b>	<b>858</b>

Movements in the allowances for impairment of trade receivables	31 December 2020	31 December 2019
Opening balance provision for allowances for impairment as at 1 January		
Change in allowance during the year		
Receivables written off during the year		
Currency translation differences		
Closing balance provision for allowances for impairment as at 31 December	0	0

The Group measures the loss allowance for trade receivables at an amount equal to lifetime expected credit losses (ECL). To estimate the expected credit losses, trade receivables were grouped based on credit risk characteristics and the days past due, and the historical loss rate has been adjusted to reflect current and forward-looking information that will affect the ability of customers to settle the receivables. In addition, the Group has made individual assessments of trade receivables. The amount of expected credit loss is updated at each reporting date. The group has rarely experienced loss on trade receivables and has not booked allowances for doubtful accounts in the financial year ending 31.12.2020.

The Group writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings.



## Note 14 - Cash and equivalents

(Amounts in NOK'000)

Cash and equivalents	31 December 2020	31 December 2019	1 January 2019
Bank deposits, cash and cash equivalents	1 139	2 149	858
of which restricted cash	83	66	53

Restricted cash relates to withheld employee tax deductions (statutory requirement).

## Note 15 - Share capital and shareholders

The share capital of 10 000 consists of 1000 shares, each with a nominal value of NOK 10 000 at the end of 2020.

The shares are divided into A-shares and B-shares where A-shares have voting rights and B-shares have not.

Shareholders	A-shares	B-shares	Owner share	Voting share
Trond Brekke	90	910	100 %	100 %



## Note 16 - Classes and categories of financial assets and liabilities

(Amounts in NOK'000)

Financial assets	31 December 2020	31 December 2019	1 January 2019
<b>Financial assets at fair value through profit or loss</b>			
Investment in associates	432 227	407 253	367 919
Investments in shares (non-current)	208 534	137 547	95 390
Investments in shares (current)	50 380	56 684	45 433
Other financial instruments (current)	10 333	9 049	18 174
<b>Total</b>	<b>701 474</b>	<b>610 533</b>	<b>526 916</b>
<b>Financial assets at amortised cost</b>			
Cash and equivalents	3 712	3 059	3 718
Trade receivables and other receivables	1 981	2 788	20 266
<b>Total</b>	<b>5 693</b>	<b>5 847</b>	<b>23 984</b>
<b>Financial liabilities</b>			
<b>Financial liabilities at amortised cost</b>			
Borrowings from financial institutions	26 328	27 333	36 918
Borrowings from shareholders	11 985	19 332	47 978
Trade payables	309	1 852	1 442
Other liabilities	9 700	9 444	1 651
<b>Total</b>	<b>48 322</b>	<b>57 961</b>	<b>87 989</b>

Cash and cash equivalents and trade receivables held by the Group are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and are thus measured subsequently at amortised cost less loss allowances. The Group classifies investments in shares (equity instruments) at fair value through profit or loss. The Group does not have financial assets that are designated at fair value through other comprehensive income.

All financial liabilities are measured at amortised cost. The Group does not have financial liabilities held-for-trading or designated at fair value through profit or loss.



The carrying amounts of financial liabilities approximate their fair value as at 31 December 2020. Arrangements with financial institutions and other lenders are entered into on market terms, and the carrying value at the reporting date has been assessed as approximating fair value.

The levels in the fair value hierarchy are based on the extent to which fair values are observable:

Level 1: fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability either directly or indirectly.

Level 3: fair value measurement are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable input).

Fair value of the arrangements with financial institutions and other lenders fall within level 3 of the fair value hierarchy.

<b>2020</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Investment in shares (non-current)			208 534
Investment in shares (current)	50 380		
Other financial instruments		10 333	
	<u>50 380</u>	<u>10 333</u>	<u>208 534</u>

#### Sensitivity analysis for investments in level 3

Change in value 2020	<u>60 387</u>	
	48 310	-20 %
	54 349	-10 %
	66 426	10 %
	72 465	20 %



## Note 17 - Borrowings

(Amounts in NOK'000)

Interest bearing liabilities are measured at amortised cost.

	31 December 2020	31 December 2019	1 January 2019
<b>Non-current financial liabilities</b>			
Borrowings from financial institutions	3 686	4 076	25 357
Borrowings from shareholders	11 985	19 332	47 978
<b>Total</b>	<b>15 671</b>	<b>23 408</b>	<b>73 335</b>
<b>Current liabilities</b>			
Borrowings from financial institutions	22 642	23 257	11 561
Borrowings from shareholders			
<b>Total</b>	<b>22 642</b>	<b>23 257</b>	<b>11 561</b>

\*Instalments falling due within 12 months after the reporting date are classified as current. This includes capitalised interest.



## Note 18 - Maturity analysis financial liabilities

(Amounts in NOK'000)

The tables below analyse the Group's financial liabilities into relevant maturity groupings based on their contractual maturities. The amount disclosed in the table are the contractual undiscounted cash flows and include interest p

### As at 31 December 2020

	Current		Non-current	
	1-6 months	6-12 months	1-5 years	Later than 5 years
Liabilities to financial institutions	22 642	640	3 696	-
Accounts payable and other payables	309			
Total liabilities	22 951	640	3 696	-

### As at 31 December 2019

	Current		Non-current	
	1-6 months	6-12 months	1-5 years	Later than 5 years
Liabilities to financial institutions	23 257	592	4 076	
Accounts payable and other payables	1 852			
Total liabilities	25 109	592	4 076	-



## **Note 19 - Financial instruments risk management objectives and policies**

This note explains the Group's exposure to financial risks and how these risks could affect the group's future financial performance. Through its operations the most significant risks that the Group is exposed to are liquidity risk and market risk as it relates to interest rate risk and foreign exchange risk. Management evaluates these risks and related risk management processes on an on-going basis.

### **Liquidity risk**

The Group manages liquidity risk by maintaining adequate reserves, banking facilities and borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities. The Group seeks to manage liquidity to ensure that it has sufficient liquidity to meet its financial obligations under any circumstances without incurring unacceptable losses or risk damage to its reputation.

### **Foreign exchange rate risk**

The Group undertakes business across the globe in foreign currencies and is consequently exposed to fluctuations in exchange rates, particularly between Euro and Norwegian krone. Foreign exchange risk arises from transactions related to operations conducted, and financial assets and financial liabilities arising in foreign currencies. Revenue and cost transactions within foreign subsidiaries are normally carried out in the same currency, which reduces the currency risk.

As the Group's overall financial reporting is presented in NOK, changes in the value of foreign currencies in relation to NOK affect the Group's overall revenue, profit or loss and financial position. Based on exposure throughout the year and balances at the year-end, the Group assesses that fluctuations in NOK/Euro have the most significant impact on the financial reporting of borrowings, loans and investment property.

### **Other price risk**

The Group is exposed to the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. The Group is exposed to this type of risk through its investments in equity instruments (shares) in other entities.

### **Capital management**

The Group's objectives for capital management is to ensure that it maintains sufficient free liquidity with regards to cash and cash equivalents in order to support its business and obligations as well as having sufficient flexibility to invest in attractive investment opportunities. The Group manages its capital in light of changes in the economic conditions and developments in the underlying business.

There were no changes to objectives, policies or processes for managing capital during the years ended 31 December 2019 and 2020.



## Note 20 - Trade payables and other liabilities

(Amounts in NOK'000)

	31 December 2020	31 December 2019	1 January 2019
Trade payables	309	1 852	1 442
Tax payable	-	-	-
Payroll tax, social security, VAT	85	34	64
Other current and non-current liabilities	2 458	995	566
<b>Total</b>	<b>2 852</b>	<b>2 881</b>	<b>2 072</b>

## Note 21 - Collateral and guarantees

(Amounts in NOK'000)

	31 December 2020	31 December 2019	1 January 2019
<b>Liabilities secured by mortgages etc.</b>			
Non current liabilities to financial institutions	3 686	4 076	25 357
Current liabilities to financial institutions	22 642	23 257	11 561
<b>Total</b>	<b>26 328</b>	<b>27 333</b>	<b>36 918</b>

## Note 22 - Contingencies and legal clauses

The Group is not involved in any disputes og trials as the reporting date or as the date of approval of these financial statements that would lead to recognition of a provision or require disclosure.



**Note 23 - Events after the reporting date**

No events have occurred after the reporting date that have significantly affected or may affect the financial statements of the Group as of 31 December 2020 or require disclosure.

The Covid-19 situation has had limited effect on revenues to date. The pandemic does, however, continue to be a source of risk and uncertainty to the operations of the Group.



## Note 24 - Transition to IFRS

The financial statements for the year ended 31 December 2020 are the first the Group has prepared in accordance with IFRS. For periods up to and including the year ended 31 December 2019, the Group prepared its financial statements in accordance with generally accepted accounting principles in Norway (NGAAP).

Accordingly, the Group has prepared financial statements that comply with IFRS, applicable as of 31 December 2020, together with the comparative period data for the year ended 31 December 2019. In preparing the financial statements, the Group's opening statement of financial position was prepared as of 1 January 2019, the Group's date of transition to IFRS. This note explains the principal adjustments made by the group in restating its NGAAP financial statements, including the statement of financial position as of 1 January 2019 and the income statement for the year ended 31 December 2019.

### Exemptions applied

IFRS 1 allows first-time adopters certain exemptions from the retrospective application of certain requirements under IFRS. The group has applied the following exemptions:

The Group has assessed whether a contract existing at the date of transition to IFRSs contains a lease by applying paragraphs 9–11 of IFRS 16 to those contracts on the basis of facts and circumstances existing at that date. The Group has applied the following exemptions at the date of transition to IFRS:

- 1) The Group has elected to use hindsight, such as in determining the lease term if the contract contains options to extend or terminate the lease.
- 2) The Group has excluded initial direct costs from the measurement of the right-of-use asset.

The Group has applied the transition provision in IFRS 15:C15. The date of initial application is interpreted as 1 January 2019 according to IFRS 1 D34.

Cumulative currency translation differences for all foreign operations are deemed to be zero at 1 January 2019.

	as of 1 January 2019 (date of transition to IFRS)			as of 31 December 2019		
	NGAAP	Effect of transition to IFRS	IFRS	NGAAP	Effect of transition to IFRS	IFRS
<b>ASSETS</b>						
<b>Non-current assets</b>						
Investment property		187 554	187 554		192 339	192 339
Deferred tax assets	4 899		4 899	3 772		3 772
Property, plant and equipment	46 900	-46 881	19	45 427	-45 427	-
Investment in associate	54 250	313 669	367 919	54 250	353 003	407 253
Investment in shares	85 198	10 192	95 390	84 868	42 579	137 547
Non-current financial assets	23 303		23 303	29 106		29 106
<b>Total non-current assets</b>	<b>214 550</b>	<b>464 534</b>	<b>679 084</b>	<b>227 523</b>	<b>542 494</b>	<b>770 017</b>
<b>Current assets</b>						
Trade receivables	858		858	2 149		2 149
Other current receivables	19 408			639		
Investment in shares	45 433			56 684		
Other current financial assets	18 174		18 174	9 049		9 049
Cash and cash equivalents	3 718		3 718	3 059		3 059
<b>Total current assets</b>	<b>87 591</b>	<b>-</b>	<b>87 591</b>	<b>71 580</b>	<b>-</b>	<b>71 580</b>
<b>Total assets</b>	<b>302 141</b>	<b>464 534</b>	<b>766 675</b>	<b>299 103</b>	<b>542 494</b>	<b>841 597</b>
<b>EQUITY AND LIABILITIES</b>						
<b>Equity</b>						
Share capital	5 000		5 000	10 000		10 000
Capital increase not registered	5 000		5 000			-
Reserves	195 981	339 886	535 867	219 113	420 307	639 420
Retained earnings			-			-
Non-controlling interest	7 731	6 471	14 202	6 544	7 011	13 555
<b>Total equity</b>	<b>213 712</b>	<b>346 357</b>	<b>560 069</b>	<b>235 657</b>	<b>427 318</b>	<b>662 975</b>
<b>Liabilities</b>						
<b>Non-current liabilities</b>						
Deferred tax liability		118 617	118 617		120 661	120 661
Borrowings			-	4 076		4 076
Pension obligation	1 022		1 022	772		772
Other non-current liabilities	73 334		73 334	26 975		26 975
<b>Total non-current liabilities</b>	<b>74 356</b>	<b>118 617</b>	<b>192 973</b>	<b>31 823</b>	<b>120 661</b>	<b>152 484</b>
<b>Current liabilities</b>						
Borrowings	11 561		11 561	23 257		23 257
Trade payables	1 442		1 442	1 852		1 852
Dividend payable	440	-440	-	5 485	-5 485	
Other current liabilities	630		630	1 029		1 029
<b>Total current liabilities</b>	<b>14 073</b>	<b>-440</b>	<b>13 633</b>	<b>31 623</b>	<b>-5 485</b>	<b>26 138</b>
<b>Total liabilities</b>	<b>88 429</b>	<b>118 177</b>	<b>206 606</b>	<b>63 446</b>	<b>115 176</b>	<b>178 622</b>
<b>Total equity and liabilities</b>	<b>302 141</b>	<b>464 534</b>	<b>766 675</b>	<b>299 103</b>	<b>542 494</b>	<b>841 597</b>



Reconciliation of comprehensive income 2019 (NGAAP amounts are reclassified to reflect IFRS line items)

	transition to		
	NGAAP	IFRS	IFRS
Revenue	7 846		7 846
Other operating revenue	193		193
<b>Operating revenue</b>	<b>8 039</b>		<b>8 039</b>
			-
Cost of sales	329		329
Salaries and personnel cost	1 953		1 953
Change in fair value of investment property		-4 968	-4 968
Depreciation and amortisation	1 271	-1 271	-
Other operating expenses	3 302		3 302
<i>Operating expenses</i>	<i>6 855</i>	<i>-6 239</i>	<i>616</i>
<b>Operating profit (loss)</b>	<b>1 184</b>	<b>6 239</b>	<b>7 423</b>
Finance income	37 508	71 722	109 230
Finance expense	7 781		7 781
<b>Profit before tax</b>	<b>30 911</b>	<b>77 961</b>	<b>108 872</b>
Income tax expense	1 127	511	1 638
<b>Net profit (loss)</b>	<b>29 784</b>	<b>77 450</b>	<b>107 234</b>
Other comprehensive income			
<b>Total comprehensive income</b>	<b>29 784</b>	<b>77 450</b>	<b>107 234</b>



# Financial Statements

**Bernhd. Brekke AS**

2020



## Bernhd. Brekke AS Profit and loss statement

NOTE	OPERATING REVENUE AND OPERATING EXPENSES	2020	2019
2	Revenue	1 440 743	1 469 941
2	Other operating revenue	7 125 702	0
	<b>Total operating revenue</b>	<b>8 566 445</b>	<b>1 469 941</b>
3	Payroll and related costs	861 562	377 829
4	Depreciation and amortisation of fixed and intangible assets	16 054	16 515
3	Other operating expenses	1 897 328	2 374 481
	<b>Total operating expenses</b>	<b>2 774 944</b>	<b>2 768 825</b>
	<b>Operating profit/(loss)</b>	<b>5 791 501</b>	<b>-1 298 883</b>
	<b>FINANCIAL INCOME AND FINANCIAL EXPENSES</b>		
	Income from subsidiaries and associated companies	12 448 200	30 462 083
	Interest income from subsidiaries	362 384	404 621
	Other financial income	6 067 733	4 259 584
5	Change in fair value of financial assets	-11 231 432	10 227 846
	Impairment of financial assets	0	3 210 507
	Interest paid to group companies	-13 947	-64 791
	Other financial expenses	-811 436	-6 218 377
	<b>Financial items, net</b>	<b>6 821 503</b>	<b>42 281 473</b>
	<b>Profit/(loss) before taxation</b>	<b>12 613 004</b>	<b>40 982 589</b>
6	Income tax	1 468 632	408 520
	<b>PROFIT/(LOSS) FOR THE FINANCIAL YEAR</b>	<b>11 144 372</b>	<b>40 574 069</b>
	<b>ALLOCATION OF NET PROFIT/(LOSS) AND EQUITY TRANSFERS</b>		
7	Transferred to other equity	-13 855 628	35 574 069
7	Proposed dividend	25 000 000	5 000 000
	<b>Total allocations and equity transfers</b>	<b>11 144 372</b>	<b>40 574 069</b>



**Bernhd. Brekke AS**  
**Balance sheet at 31 December**

NOTE	ASSETS	2020	2019
	<b>Non-current assets</b>		
	<b>Intangible assets</b>		
6	Deferred tax assets	321 520	2 310 983
	<b>Total intangible assets</b>	<u>321 520</u>	<u>2 310 983</u>
	<b>Tangible fixed assets</b>		
4	Land, buildings and other property	2 622 003	10 254 605
	<b>Total tangible fixed assets</b>	<u>2 622 003</u>	<u>10 254 605</u>
	<b>Financial non-current assets</b>		
8	Investments in subsidiary companies	26 849 125	28 695 706
8	Investments in associated companies	54 249 860	54 214 360
9	Loans to associated companies and joint ventures	20 233 313	19 270 667
	Investments in shares	35 949 532	30 279 927
	Other assets	4 285 898	3 588 108
	<b>Total financial non-current assets</b>	<u>141 567 729</u>	<u>136 048 768</u>
	<b>Total non-current assets</b>	<u>144 511 252</u>	<u>148 614 356</u>
	<b>Current assets</b>		
	<b>Receivables</b>		
	Accounts receivable	64 659	148 599
10	Other receivables	41 397 088	28 347 149
	<b>Total receivables</b>	<u>41 461 746</u>	<u>28 495 748</u>
	<b>Current investments</b>		
5	Marketable equity securities	41 695 998	52 050 589
5	Other marketable financial instruments	2 062 677	2 979 563
	<b>Total current investments</b>	<u>43 758 675</u>	<u>55 030 153</u>
11	Cash and cash equivalents	168 105	168 814
	<b>Total current assets</b>	<u>85 388 526</u>	<u>83 694 715</u>
	<b>TOTAL ASSETS</b>	<u>229 899 777</u>	<u>232 309 071</u>



## Bernhd. Brekke AS Balance sheet at 31 December

NOTE	SHAREHOLDERS EQUITY AND LIABILITIES	2020	2019
	<b>Shareholders equity</b>		
	<b>Paid-in equity</b>		
12	Share capital (1000 shares at 10 000)	<u>10 000 000</u>	<u>10 000 000</u>
	<b>Total paid-in equity</b>	<u>10 000 000</u>	<u>10 000 000</u>
	<b>Retained earnings</b>		
7	Other Equity	<u>158 298 709</u>	<u>172 154 337</u>
	<b>Total retained earnings</b>	<u>158 298 709</u>	<u>172 154 337</u>
	<b>Total shareholders equity</b>	<u><b>168 298 709</b></u>	<u><b>182 154 337</b></u>
	<b>Liabilities</b>		
	<b>Other non-current liabilities</b>		
13	Other non-current liabilities	<u>12 259 818</u>	<u>20 091 939</u>
	<b>Total non-current liabilities</b>	<u>12 259 818</u>	<u>20 091 939</u>
	<b>Current liabilities</b>		
	Debt to financial institutions	20 841 329	21 206 063
	Accounts payable	148 273	252 597
7	Proposed dividend	25 000 000	5 000 000
	Other taxes and withholdings	44 804	31 821
	Other current liabilities	<u>3 306 844</u>	<u>3 572 314</u>
	<b>Total current liabilities</b>	<u>49 341 251</u>	<u>30 062 796</u>
	<b>Total liabilities</b>	<u><b>61 601 069</b></u>	<u><b>50 154 735</b></u>
	<b>TOTAL SHAREHOLDERS EQUITY AND LIABILITIES</b>	<u><b>229 899 777</b></u>	<u><b>232 309 071</b></u>

Trondheim, 31.08.2021

Board of directors

Svein Sivertsen  
Chairman of the board

Rune Andre Juliussen  
Board member

Kjell Eriksen  
Board member

Trond Bernhard Brekke  
Board member/managing director

Bernhard Mathias Brekke  
Board member



## Bernhd. Brekke AS

### Cash flow statement

	2020	2019
<b>CASH FLOW FROM OPERATIONS:</b>		
Profit/(loss) before taxation	12 613 004	40 982 589
Depreciation and amortisation	16 054	16 515
Gain/(loss) on sale of fixed assets and intangibles	-7 125 702	0
Items classified as investment or financing activities	-10 276 696	-28 747 000
Change in trade receivables	83 940	-4 419
Change in trade payables	-104 324	38 996
Changes in other current assets and other liabilities	-3 677 719	-23 839 369
<b>Net cash flow from operations</b>	<b>-8 471 443</b>	<b>-11 552 687</b>
<b>CASH FLOW FROM INVESTMENT ACTIVITIES:</b>		
Inflows due to sales of fixed assets	14 742 250	0
Inflows due to sales of financial non-current assets	3 861 344	4 197 755
Outflows due to purchases of financial non-current assets	-5 669 606	-1 371 245
Inflows due to investments in financial non-current assets	8 733 600	19 018 795
<b>Net cash flow from investment activities</b>	<b>21 667 588</b>	<b>21 845 305</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES:</b>		
Outflow due to downpayment of non-current liabilities	-7 832 121	-28 645 767
Inflow due to new current liabilities	0	18 256 621
Outflow due to downpayment of current liabilities	-364 734	0
Dividend payments	-5 000 000	-478 000
Inflow due to payments of shareholder contribution	0	0
<b>Net cash flow from financing activities</b>	<b>-13 196 855</b>	<b>-10 867 146</b>
Net change in bank deposits, cash and equivalents	-710	-574 528
Bank deposits, cash and equivalents at 1 January	168 814	743 343
<b>Bank deposits, cash and equivalents at 31 December</b>	<b>168 105</b>	<b>168 815</b>



## Bernhd. Brekke AS

### Notes to the accounts, year ended 31 December 2020

#### Note 1 Accounting policies

The financial statements have been prepared in accordance with the Norwegian Accounting Act of 1998 for small entities, and generally accepted accounting principles in Norway.

##### Valuation and classification of assets and liabilities

Assets intended for permanent ownership or use in the business are classified as non-current assets. Other assets are classified as current assets. Receivables due within one year are classified as current assets. The classification of current and non-current liabilities is based on the same criteria.

Current assets are valued at the lower of historical cost and fair value.

Fixed assets are carried at historical cost, but are written down to their recoverable amount if this is lower than the carrying amount and the decline is expected to be permanent. Fixed assets with a limited economic life are depreciated on a systematic basis in accordance with a reasonable depreciation schedule.

Other long-term liabilities, as well as short-term liabilities, are valued at nominal value.

##### Foreign currency

All balance sheet items denominated in foreign currencies are translated into NOK at the exchange rate prevailing at the balance sheet date.

Currency forward contracts are valued in the balance sheet at fair value on the balance sheet date.

##### Shares in subsidiaries and associates

Subsidiaries and investments in associates are carried at cost. A write-down to fair value will be performed if the impairment is not considered to be temporary, and an impairment charge is deemed necessary according to generally accepted accounting principles. Received dividends and group contributions are recognised as other financial income. The same applies for investments in associates.

##### Other shares classified as non-current assets

Other non-current investments in shares and in general and limited partnerships, in which the company does not have significant influence, are carried at cost. The investments are written down to fair value if a decline in the value is expected to be permanent. Dividends received from these companies are recognised as financial income.

##### Bonds classified as non-current assets

Bonds are carried at cost, corrected for premiums/discounts recognised in the profit and loss accounts. Premium/discount at acquisition is amortised over the remaining time to maturity, or alternatively until the first interest rate adjustment. Bonds are written down to fair value if a decline in the value is expected to be permanent.

##### Financial instruments and derivatives

Financial instruments, including shares and bonds, which

- are classified as current assets,
  - are included in a trading portfolio, and held with the intention to sell
  - are traded on a stock exchange, authorised market or equivalent regulated foreign market, and
  - have satisfactory diversity of ownership and liquidity
- are recognised at fair value on the balance sheet date. Other investments are recognised at the lower of average acquisition cost and fair value at the balance sheet date.

##### Revenue

###### Sale of services:

Revenue is recognised when it is earned, i.e. when the claim to remuneration arises. This occurs when the service is performed, as the work is being done. The revenue is recognised with the value of the remuneration at the time of transaction.

##### Receivables

Trade receivables and other receivables are recognised at nominal value, less the accrual for expected losses of receivables. The accrual for losses is based on an individual assessment of each receivable.



## Cash and cash equivalents

Cash and cash equivalents include cash, bank deposits and other monetary instruments with a maturity of less than three months at the date of purchase.

## Pensions

Defined contribution plans are accounted for according to the matching principle. Contributions to the pension plan are recorded as expenses.

## Cost of sales and other expenses

In principle, cost of sales and other expenses are recognised in the same period as the revenue to which they relate. In instances where there is no clear connection between the expense and revenue, the apportionment is estimated. Other exceptions to the matching criteria are disclosed where appropriate.

## Income taxes

Tax expenses are matched with operating income before tax. Tax related to equity transactions e.g. group contribution, is recognised directly in equity.

Tax expense consists of current income tax expense and change in net deferred tax. Deferred tax liabilities and deferred tax assets are presented net in the balance sheet.

## Note 2 Sales revenue

Per area of operation:	2020	2019
<i>Rental income</i>	1 440 743	1 469 941
<b>Total</b>	<b>1 440 743</b>	<b>1 469 941</b>

  

Per geographic market:	2020	2019
<i>Norway</i>	1 440 743	1 469 941
<b>Total</b>	<b>1 440 743</b>	<b>1 469 941</b>

Other operating revenue is revenue from property sale.

## Note 3 Payroll costs, number of employees, benefits, loans to employees etc.

Payroll costs	2020	2019
Wages and salaries	609 270	225 392
Social security tax	119 394	32 271
Pension costs (see note xx)	131 972	119 280
Other benefits	925	886
<b>Total</b>	<b>861 562</b>	<b>377 829</b>

Average number of employees during the year 2 2

### Pension costs

The company is required to have an occupational pension plan in accordance with Norwegian legislation on occupational pensions ("lov om obligatorisk tjenestepensjon"). The company's pension plan meet the requirements of this legislation.

### Defined contribution plan

The entity's defined contribution plan is organized in accordance with Norwegian legislation on defined contribution pensions ("lov om innskuddspensjon"). 1 employee are covered by the plan.

### Defined benefit plan

The entity's defined benefit plan provides the right to defined future benefits. These are mainly dependent on the number of years of service, the level of salary at the retirement age and the level of the government funded pension benefits. The obligations are funded through an insurance company. Executive officers of the entity are included in a separate pension plan in addition to the general pension plan. This plan is unfunded.

Directors' remuneration	Salaries, fees	Pensions	Other benefits
Managing Director/Chief Executive Officer	-	-	10 199
Board of Directors	220 000	-	-

### Auditor

Remuneration to Deloitte AS and their associates is as follows:

	2020	2019
Statutory audit	61 700	55 000
Other assurance services	53 600	46 000



## Note 4 Property, plant and equipment

	Plant and machinery	Buildings	Total
Cost at 1 January	-	10 755 000	10 755 000
Additions, purchased	-	-	-
Additions, self constructed	-	-	-
Disposals	-	7 616 548	7 616 548
Cost at 31 Desember	-	3 138 452	3 138 452
Acc. depreciation at 1 January	-	500 395	500 395
Accumulated depreciation and impairment at 31 Dec.	-	516 449	516 449
<b>Balance at 31 December 2019</b>	-	<b>2 622 003</b>	<b>2 622 003</b>
Current year depreciation charge		16 054	16 054
Economic life		50 years	
Depreciation method		straight-line	

## Note 5 Other financial instruments

### Non-current assets

The company has no financial non-currents assets where the carrying value is higher than fair value

### Current assets

Financial instruments and commodity derivatives accounted for at fair value according to the Norwegian Accounting Act § 5-8.

	Cost of acquisition	Fair value	Change in fair value during the period
Marketable equity securities	41 081 675	41 695 998	-11 097 665
Other marketable financial instruments	1 958 170	2 062 678	-133 767
<b>Total</b>	<b>43 039 845</b>	<b>43 758 676</b>	<b>-11 231 432</b>



## Note 6 Income tax expense

<b>Specification of income tax expense:</b>	<b>2020</b>	<b>2019</b>
Changes in deferred tax	1 468 632	408 520
<b>Tax on profit/(loss)</b>	<b>1 468 632</b>	<b>408 520</b>

<b>Specification of current income tax payable:</b>	<b>2020</b>	<b>2019</b>
This year's payable income tax expense	-	-
Income tax on given group contribution	-	-
Too little/much income tax allocation previous years	-	-
<b>Current income tax payable in the balance sheet</b>	<b>-</b>	<b>-</b>

<b>Reconciliation from nominal to real income tax rate:</b>	<b>2020</b>	<b>2019</b>
Profit/(loss) before taxation	12 613 004	40 982 589
Estimated income tax according to nominal tax rate (22%)	2 774 861	9 016 170
<i>The tax effect of the following items:</i>		
Tax-free dividends	-3 573 590	-7 503 000
Other permanent differences related to investments	2 256 855	-1 158 626
Other non-deductible expenses	10 506	54 000
Income tax expense	1 468 632	408 544
<b>Effective income tax rate</b>	<b>12 %</b>	<b>1 %</b>

The size of the current income tax payable and deferred tax related to items recorded directly against equity:

Specification of the tax effect of temporary differences and losses carried forward:

	2020		2019	
	Benefit	Liability	Benefit	Liability
Fixed assets	-	97 585	-	120 819
Receivables	-	-	-	-
Non-current liabilities	-	-	-	-
Losses carried forward	419 105	-	2 431 802	-
<b>Total</b>	<b>419 105</b>	<b>97 585</b>	<b>2 431 802</b>	<b>120 819</b>
Off-balance sheet deferred tax benefits	-	-	-	-
<b>Net deferred benefit/liability in the balance sheet</b>	<b>321 520</b>	<b>-</b>	<b>2 310 983</b>	<b>-</b>

The deferred tax benefit is included in the balance sheet on the basis of future income.

## Note 7 Equity

<b>Paid-in equity</b>	<b>Share capital</b>	<b>Share premium</b>	<b>Other paid-in equity</b>
<b>Equity at 1 January</b>	<b>10 000 000</b>	<b>-</b>	<b>-</b>
<b>Equity at 31 December</b>	<b>10 000 000</b>	<b>-</b>	<b>-</b>

<b>Retained earnings</b>	<b>Reserves</b>	<b>Other equity</b>	<b>Total retained earnings</b>
<b>Equity at 1 January</b>	<b>-</b>	<b>172 154 337</b>	<b>172 154 337</b>
<i>This year's change in equity:</i>			
Profit/(loss) of the year	-	11 144 372	11 144 372
Received/given group contribution	-	-25 000 000	-25 000 000
<b>Equity at 31 December</b>	<b>-</b>	<b>158 298 709</b>	<b>158 298 709</b>



## Note 8 Investments in subsidiaries and associated companies

Company	Date of acquisition	Registered office	Voting share	Ownership share
Brekke Industrier AS	1993	Trondheim, Norway	92 %	92 %
Øysand Øst AS	2010	Trondheim, Norway	100 %	100 %
Garda AS		Tallinn, Estonia	33 %	33 %
Trondheim Næringsinvest AS		Trondheim, Norway	20 %	20 %
Gulosen Eiendom AS		Trondheim, Norway	50 %	50 %
Royal Garden Invest KS		Trondheim, Norway	22,5 %	22,5 %
Huitfeldgården DA		Trondheim, Norway	50 %	50 %
RG Hotellinvest AS		Trondheim, Norway	25 %	25 %
Royal Garden Invest AS		Trondheim, Norway	25 %	25 %

The subsidiaries and associates are recognized at cost in the company financial statement.

## Note 9 Receivables; amounts due after more than one year

	2020	2019
Accounts receivable	-	-
Other receivables	20 233 313	19 270 667

## Note 10 Related party transactions and balances

### Related party balance items

Counterpart	Relationship to the counterpart	Accounts payable	Other non current liabilities
		0	0
Trond Bernhard Brekke	Owner	-	11 984 818
<b>Total</b>		-	<b>11 984 818</b>

## Note 11 Bank deposits

Bank deposits, cash etc. include restricted tax deduction funds with NOK 24 594,-.



## Note 12 Share capital and shareholder information

The share capital in the company at 31 December consists of the following classes:

	Number	Nominal amount	Carrying value
A-shares	90	10 000	900 000
B-shares	910	10 000	9 100 000
<b>Total</b>	<b>1 000</b>		<b>10 000 000</b>

### Ownership structure

Largest shareholders as of 31 December 2019:

	A-shares	B-shares	Ownership share	Voting share
<i>Trond Bernhard Brekke</i>	90	910	100 %	100 %
<b>Total number of shares</b>	<b>90</b>	<b>910</b>	<b>100 %</b>	<b>100 %</b>

### Shares and options held by members of the board and the managing director/CEO:

Name	Title	Total number of shares
<i>Trond Bernhard Brekke</i>	Chairman of the board	1 000

## Note 13 Other non-current liabilities

Liabilities that mature more than five years after year end:	2020	2019
Other non-current liabilities	20 841 329	21 206 063
<b>Total other non-current liabilities</b>	<b>20 841 329</b>	<b>21 206 063</b>



Skatteetaten

Vår dato 15.07.2021	Din/Deres dato 27.06.2021	Saksbehandler Vibeke Horne
800 80 000 Skatteetaten.no	Din/Deres referanse AR436262688	Telefon 90518192
Org.nr 974761076	Vår referanse 2021/6076975	Postadresse Postboks 9200 Grønland 0134 OSLO

U.off.

Bernhd. Brekke A/S  
Schultz gate 1  
7013 TRONDHEIM

Att. Anniken Tiset

## Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk for Bernhd. Brekke A/S, org.nr. 910 803 565

Vi viser til deres brev av 27. juni 2021 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning (inkludert konsernregnskap) på norsk for Bernhd. Brekke A/S.

Skattekontoret gir på bakgrunn av en konkret helhetsvurdering Bernhd. Brekke A/S dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning (inkludert konsernregnskap) på norsk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen gjelder så lenge opplysningene som danner grunnlaget for vedtaket ikke endres vesentlig.

Kopi av dette brevet må sendes til Regnskapsregisteret i Brønnøysund sammen med årsregnskapet. Den regnskapspliktige må selv dokumentere ved dette brev at tillatelse er gitt.

### Bakgrunn

Bernhd. Brekke A/S har én eier og er en del av et internasjonalt konsern. Selskapet virksomhet er å være morselskap og konsernspiss for de selskaper som inngår i BREKKE-gruppen, utføre administrative fellesfunksjoner, kjøp/salg og drift av fast eiendom og løsøre, samt ved aksjetegning eller på annen måte å delta i andre virksomheter.

Engelsk er selskapets arbeidsspråk. Hoveddelen av konsernets drift ligger i utlandet og selskapet bruker engelsk til å kommunisere innad i konsernet og med potensielle kjøpere, investorer, kunder og leverandører i utlandet.

### Skattekontorets vurdering

Etter regnskapsloven § 3-4 tredje ledd skal "årsregnskapet og årsberetningen [...] være på norsk. Departementet kan ved [...] enkeltvedtak bestemme at årsregnskapet og/eller årsberetningen kan være på et annet språk."

I Ot. prp. nr. 42 (1997-1998) Om lov om årsregnskap mv., er det uttalt følgende om regnskapslovens formål, jf. pkt. 1.1:



"Regjeringen har som siktemål at regnskapsloven skal bidra til informative regnskaper for ulike grupper av regnskapsbrukere. Regnskapsbrukerne er dels investorer og kreditorer som tilfører kapital til foretakene, og dels andre grupper som har interesse av å vite hvordan foretaket drives, f.eks. de ansatte og lokalsamfunnet. Informasjonen til kapitalmarkedet skal gi grunnlag for riktig prising av finansielle objekter. Riktig prisdannelse på aksjer er en forutsetning for at ressursbruken i samfunnsøkonomien skal bli best mulig. Gode regnskaper vil også gjøre det vanskeligere for markedsdeltakere å ta ut spekulasjonsgevinster med basis i skjevt fordelt informasjon."

Det fremgår således at et av hovedformålene med regnskapsloven er å bidra til "informative regnskaper for ulike grupper av regnskapsbrukere". Regnskapsbrukere vil omfatte, jf. uttalelsen i proposisjonen, blant andre investorer, kreditorer, ansatte og lokalsamfunnet.

Det er etter skattekontorets vurdering derfor avgjørende ved vurdering av om dispensasjon fra kravet til å utarbeide årsregnskap og/eller årsberetning på norsk kan gis, at det ikke foreligger mulige brukere av regnskapsinformasjon som blir vesentlig berørt negativt ved en eventuell dispensasjon.

Det er særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har skattekontoret lagt særlig vekt på at selskapet har kun en eier og er i et internasjonalt konsern. Videre er det vektlagt at selskapet driver virksomhet i en bransje der alle sentrale aktører behersker og benytter engelsk.

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Vibeke Horne  
rådgiver  
Brukerdialog, brukerkontakt  
Skatteetaten

*Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.*



# Deloitte.

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Norway

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To the General Meeting of Bernhd. Brekke A/S

## INDEPENDENT AUDITOR'S REPORT

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the financial statements of Bernhd. Brekke A/S, which comprise:

- The financial statements of the parent company Bernhd. Brekke A/S (the Company), which comprise the balance sheet as at 31 December 2020, the income statement and cash flow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and
- The consolidated financial statements of Bernhd. Brekke A/S and its subsidiaries (the Group), which comprise the balance sheet as at 31 December 2020, the income statement, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion:

- The financial statements are prepared in accordance with the law and regulations.
- The accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2020, and its financial performance and its cash flows for the year then ended in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway.
- The accompanying consolidated financial statements give a true and fair view of the financial position of the Group as at 31 December 2020, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the EU.

#### Basis for Opinion

We conducted our audit in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company and the Group as required by laws and regulations, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Responsibilities of the Board of Directors and the Managing Director for the Financial Statements

The Board of Directors and the Managing Director (Management) are responsible for the preparation in accordance with law and regulations, including a true and fair view of the financial statements of the Company in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway, and for the preparation and true and fair view of the consolidated financial statements of the Group in accordance with International Financial Reporting Standards as adopted by the EU, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's and the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern. The financial statements of the Company use the going concern basis of accounting insofar as it is not likely that the enterprise will cease operations. The consolidated financial statements of the Group use the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations or has no realistic alternative but to do so.

#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

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Independent Auditor's Report -  
Bernhd. Brekke A/S

Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error. We design and perform audit procedures responsive to those risks and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's or the Group's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company and the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company and the Group to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.
- obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

### Report on Other Legal and Regulatory Requirements

#### *Opinion on Registration and Documentation*

Based on our audit of the financial statements as described above, and control procedures we have considered necessary in accordance with the International Standard on Assurance Engagements (ISAE) 3000, *Assurance Engagements Other than Audits or Reviews of Historical Financial Information*, it is our opinion that management has fulfilled its duty to produce a proper and clearly set out registration and documentation of the Company's accounting information in accordance with the law and bookkeeping standards and practices generally accepted in Norway.

Trondheim, 30. September 2021  
Deloitte AS

Per Kr. Forseth  
State Authorised Public Accountant (Norway)

*Note: This translation from Norwegian has been prepared for information purposes only.*

Penneo Dokumentnr: 48VKV-7084f-1L4C3-YEINE-80COE-17XWD



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## Per Kristian Forseth

Statsautorisert revisor

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